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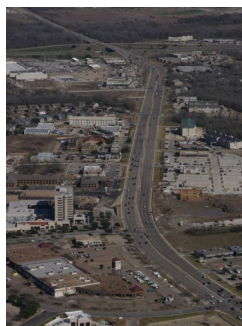
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Relationship to the Comprehensive Plan



University Drive Hospitality Corridor, 2006, one example of a corridor planning area.

A NDC Plan will become part of the City's Comprehensive Plan. Although each plan will contain its own goals, strategies, and actions, they will be tied back to the community-wide vision for College Station. Each action will be measured against this vision statement and evaluated for its consistency with the overarching goals of the Comprehensive Plan.

Each plan will allow us to expand on the goals of the Comprehensive Plan by evaluating what those goals mean for a particular area within College Station, since no two areas are completely alike. Each plan should also uphold the Comprehensive Plan and the integrity of the public participation process.

VISION STATEMENT

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- expecting sensitive development and management of the built and natural environment;
- supporting well planned, quality and sustainable growth;
- valuing and protecting our cultural and historical community resources;
- developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our city is cohesive and well connected; and
- pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

www.cstx.gov

Neighborhood, District, and Corridor Planning



City of College Station
Planning & Development Services

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What is Neighborhood, District, and Corridor Planning?



Neighborhood, district, and corridor planning are small area plans focused on areas designated for further review in the College Station Comprehensive Plan. These plans are intended to

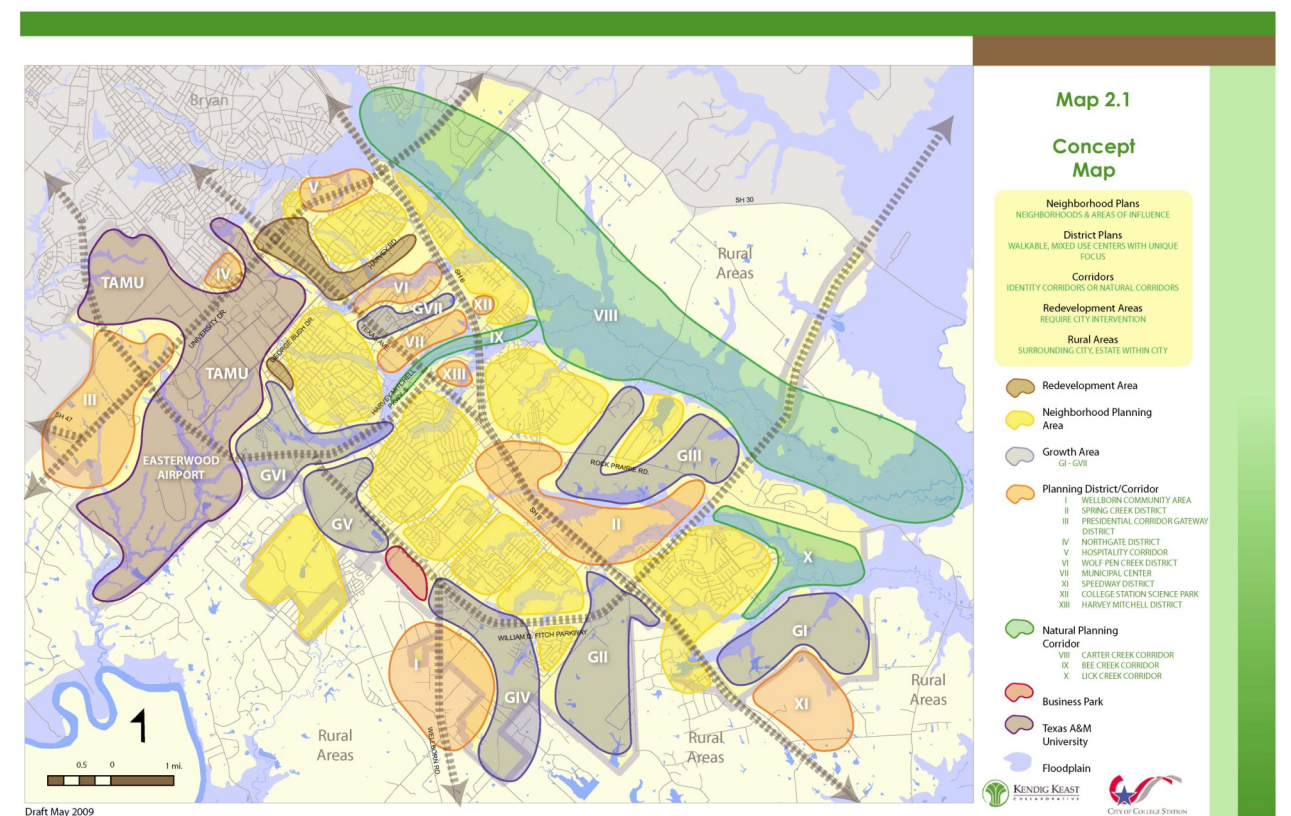
serve as the action plans for specific areas focusing on the particular needs and opportunities of the area.

Neighborhood planning areas are made up of existing neighborhoods, and adjacent areas of influence, where, generally, it is important to promote and preserve the current land uses, character and identity. Neighborhood plans should also identify appropriate and compatible land

uses and design for vacant lands within the neighborhood, its area of influence, and for areas appropriate for redevelopment.

Neighborhood plans will also aid in the development of actions that will address existing problems and identify enhancement actions within the area of the plan. There are 13 identified neighborhood planning areas within the City.

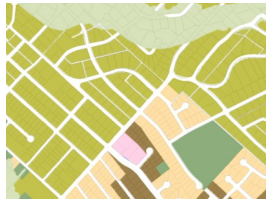
District and corridor plans are intended for areas that exhibit, or could exhibit, opportunities for a mix of uses with an emphasis on walkability and a unique focus. Corridor planning areas further incorporate opportunities for resource protection or recreational activities. **Chapter 2, Community Character** identifies 13 district and corridor planning areas within the City. Below is a graphic of Map 2.1, depicting the NDC planning areas.



How can I be involved?



A Stakeholder Resource Team will provide input and advice to Staff throughout the process.



Every area of the City will be incorporated into a NDC Plan.



Public engagement is critical to the success of a NDC plan.

Community participation is the most critical component for the success of a NDC Plan. City Staff will rely heavily on citizen volunteers to help shape the plan. There will be a number of ways to be involved in the planning process both formally and informally.

One way to be involved is to volunteer to serve as a member of the Stakeholder Resource Team (SRT). During the first phase of the planning process, City Staff will be working with a planning area to identify individuals committed to the planning process, providing feedback, and making sure the plan will address the needs and opportunities in the planning area. This role will be time intensive and involve a number of meetings.

For individuals interested in the process, but have less time to dedicate, a number

of public meetings will be held throughout the planning process to provide guidance to the Staff and a SRT on the needs, opportunities, and goals of the area. These meetings will be publicized through direct mailings, emails provided through neighborhood and homeowner associations, as well as the City's website. If you are interested in these meetings, feel free to contact City Staff or a member of the SRT to find out about the agenda, location, time,

or place. Contact information for key City Staff involved in the NDC planning process can be found on page 4, and on the City's website.

There will also be opportunities to comment on drafts of all of the elements of the plan. Draft chapters, as well as progress reports will be made available throughout the planning process to members of the SRT, participants in public meetings, and online.



A variety of activities will occur to offer input

How is a planning area chosen?

While every area of the City should be incorporated into one of the planning areas, these plans cannot all be completed at once. During the adoption of the Comprehensive Plan, these areas were not prioritized to provide flexibility for the City Council, City Staff, and

Stakeholders to determine the timing for a NDC plan based on emerging needs within the community.

Also as part of the Comprehensive Plan, the City is to begin monitoring for shifts in demographics, development patterns, and eco-

nom ic stability that will help to identify changes or new opportunities that would help to determine when an area might be in need of an in-depth NDC plan.

The City will be working to complete at least two NDC plans each year.

What Should be in a Plan?

A typical plan will have at least 6 chapters:

- Introduction
- Community Character
- Neighborhood Integrity
- Mobility
- Sustainability
- Implementation

A NDC Plan will cover existing conditions, issues, and opportunities in a planning area, any changes to land use and character designations, the impacts the plan

goals and actions will have on residential neighborhoods, focused code enforcement efforts, necessary transportation improvements for vehicle, pedestrian, and bicycle traffic, as well as how the actions recommended in the plan will be carried out and who is responsible for carrying out each action.

A Plan may also involve other components depending on the unique issues of a

planning area. Where redevelopment issues are prevalent, a chapter focusing on Economic Development may be appropriate. Or a Parks, Greenways, and Arts chapter may be appropriate where parks or greenways are a distinct piece of the planning area.

Overall, the NDC Plan should be developed to create, protect, and enhance areas of distinction.



A Plan may include necessary transportation improvements like multi-use trail connections

How long will it take to create a plan?

A typical plan will probably take between 8 and 10 months to complete, dependant upon available resources, and the complexity of the issues and opportunities in a planning area. Ideally, neighborhood plans will generally run concurrently with the school year calendar for maximum public participation.

The Plan process is broken into 4 phases. The first phase is primarily focused on preparation work for a plan, like creating Resource Teams and defining the planning area, and a citizen engagement plan.

The second phase will focus heavily on public input, issue and opportunity identifica-

tion, and a study of existing conditions. This phase should take place during the fall.

A third phase will focus on the drafting of the actual plan chapters during the winter. The final adoption and implementation phase will be during the following spring, and ongoing for the life of the plan.

A NDC plan should

be fully implemented in five to seven years.

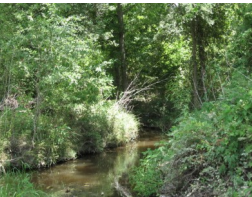
What happens after a plan is adopted?

After a NDC Plan is adopted, the implementation stage begins. Each plan will have a Plan Manager that is responsible for tracking the progress made on the plan.

The Plan Manager will work closely with other City departments, as well as residents and stakeholders in the area to identify the entity responsible for carrying out each action recommended in the plan, as well as a timeline

for each implementation. It may take several years for all of the items to be accomplished.

The Plan Manager will also be responsible for creating a process for the public to track progress on the plan, and providing annual feedback to the community and City Council about the plan, its implementation, and any changes happening in the area that may influence the effectiveness of the plan.



NDC Plans can address the treatment of natural and vegetated corridors.